

Karen Parsons

From: Juan Baeza
Sent: 15 August 2018 08:11
To: Karen Parsons
Cc: Anita Gardner
Subject: FW: Care Home at Pound Place, Roundstone Lane, Angmering Application no. A51/18/PL

Karen

Can you eot please.

Thanks

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Douglas Bond [REDACTED]
Sent: 14 August 2018 21:40
To: Juan Baeza
Cc: [REDACTED]
Buc: [REDACTED]
Subject: Re: Care Home at Pound Place, Roundstone Lane, Angmering Application no. A51/18/PL

Hi Juan/ Anita,

I agree to an extension in time until 1 October 2018. I hope to submit the amended plans this week. Many thanks.

Best wishes

Douglas Bond BA (Hons) MRTPI,
Woolf Bond Planning LLP,
[REDACTED]

On 14 Aug 2018, at 11:17 am, Juan Baeza <Juan.Baeza@arun.gov.uk> wrote:

Dear Mr Bond

Once the revised drawings are received they will undergo reconsultation for a period of 21 days. The view of the case officer (this has been relocated to my colleague Anita Gardner) and the revised comments from Angmering Parish Council will determine whether this has to go to committee or not.

Can we for now agree an extension of time to the 1 October so as to allow the consultation to expire and allow Mrs Gardner an opportunity to assess the application.

Regards



From: Douglas Bond [REDACTED]
Sent: 13 August 2018 16:59
To: Juan Baeza
Cc: [REDACTED]

Subject: Care Home at Pound Place, Roundstone Lane, Angmering Application no. A51/18/PL

Dear Juan,

Further to your email below we have reviewed your comments and are now in the final stages of preparing and submitting to you some amended drawings that seek to address the points raised. I am told these should be with you by the end of this week. In this regard I am happy, on behalf of the applicant, to accept an extension in time for you to consider the amended drawings. Please let me know what period would suit you.

Best wishes

Douglas Bond BA (Hons) MRTPI,
Woolf Bond Planning LLP,
[REDACTED]

On 24 Jul 2018, at 4:08 pm, Juan Baeza <juan.baeza@arun.gov.uk> wrote:

Dear Mr Bond,

I have now had an opportunity to review your plans. As I mentioned to you over the phone the development has been appraised by a design consultant and whilst I am not at liberty to disclose their full advice I have looked at it and can highlight the following for your information:

- . The proposed massing appears excessive in a predominantly low density residential, edge of settlement context.
- . The overall scale and massing of the building seems inflated. This is largely owing to the height and massing of the roof. According to the proposed sections, the roof is artificially raised to allow what appears to be a roof terrace or a lower flat element. It's difficult to see the value of this.
- . At present, the ridge line appears to be between 11m and 12m high (when scaled from the plans), which is more akin to a 3/ 3.5 floor building (the Planning Statement notes 3 floors). Instead, with a more slender layout to reduce width and a conventional roof, the height and massing of the overall building could be reduced to less than 10m for 2.5 floors incorporating dormer windows. If possible, this would sit much more comfortably with the neighbouring homes.
- . At approximately 25% of the site devoted to greenspace this is considered to be limited.
- . It is noted that the intent is to appear as a residential development rather than a different use/ activity which will help to integrate with the wider context. However, the artificially steep pitch of roof unnecessarily increases visual impact, which is

contrary with the intent to sensitively integrate with neighbouring homes and an edge of settlement context.

- . While the choice of materials and architectural vernacular reflects new homes to the north and south of the site, there is very limited evidence in the DAS to show how these relate to the specific context and sense of place of Angmering.
- . there is concern over the separating distance with neighbouring being insufficient for a 3 storey building.
- . There is an absence of connectivity at the rear to link up with the central area of open space that is proposed to run the length of the Angmering housing allocation.
- . it is unclear that having been advised that a 64 bed home of 2.5 floors would be unacceptable, it is unclear how a proposal with a greater density and height (3 floors) has been formulated.

In conclusion the application as it stands would be recommended for refusal on the grounds that it is an overdevelopment where the design is out of character with the area and there is too close a proximity to neighbouring properties. Essentially, the local authority's response to the initial application for 64 homes remains valid -- especially as the overall number of residents, floors and presumably building massing has increased while proximity to neighbouring homes remains as low as 15m and 19m in some instances, particularly where 2.5/ 3 floors are overlooking 2 floors.

My advice would be to resubmit with the aim of:

- . Potential reduction in the area of some habitable rooms (without negatively impacting spatial quality) with a view to reducing the overall building footprint.
- . Reduction in the overall scale and massing of the building to mitigate visual impact and increase the allowance of useable communal open space.
- . Retention of a greater landscape buffer and hedgerows as part of the wider green infrastructure, ecology and biodiversity network, strengthen edge treatment and mitigate visual impact.
- . Building massing and arrangement along the south boundary to maintain an adequate distance to existing two storey homes (less than 20m from back to back in some areas) and avoid continuous blank facades.
- . Reduction in the pitch, height and overall massing of the roof, which appears more akin to 3.5 floors than 2.5 floors.
- . Reduction in the extent of the roof overhang to encourage greater daylight into habitable rooms.

Regards

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Douglas Bond

Sent: 18 July 2018 14:25

To: Juan Baeza

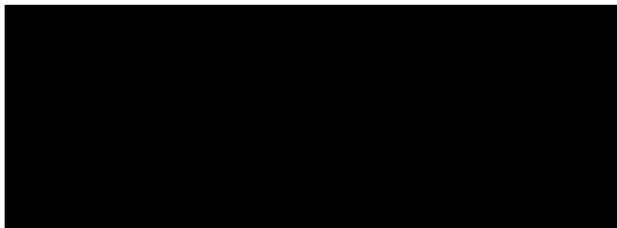
Subject: Care Home at Pound Place, Roundstone Lane, Angmering Application no. A51/18/PL

Dear Juan,

We spoke a second ago. Let's hope we can discuss the application next week. Many thanks

Best wishes

Douglas C B Bond BA (Hons) MRTPI
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